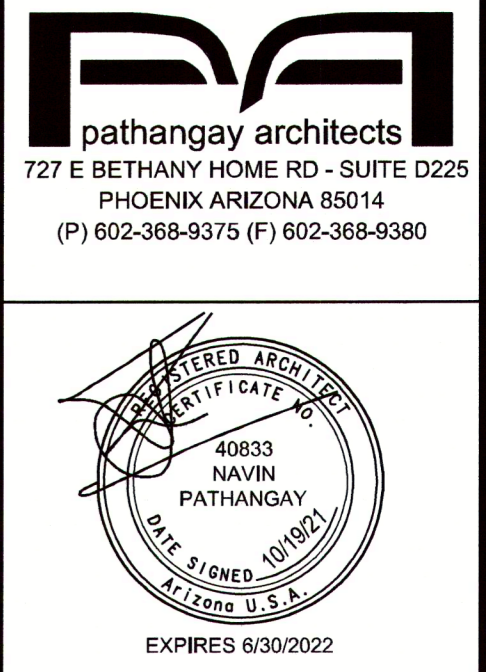


PLANNED AREA DEVELOPMENT OVERLAY FOR APACHE ROCK APARTMENTS

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER, OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA



REC21070

OWNER AUTHORIZATION

APACHE ROCK DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY:

BY: Syed A. Hasan 2/7/2022
SIGNATURE DATE

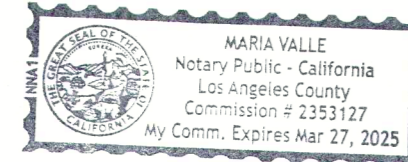
ITS: MEMBER

ACKNOWLEDGEMENT

ON THIS 07 DAY OF February, 2021 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED SYED A. HASAN OWNER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: Usp 03/27/2025
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

LOT 1 OF DAYBREAK APARTMENTS, ACCORDING TO BOOK 1532 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 9 DAY OF DECEMBER, 2021.

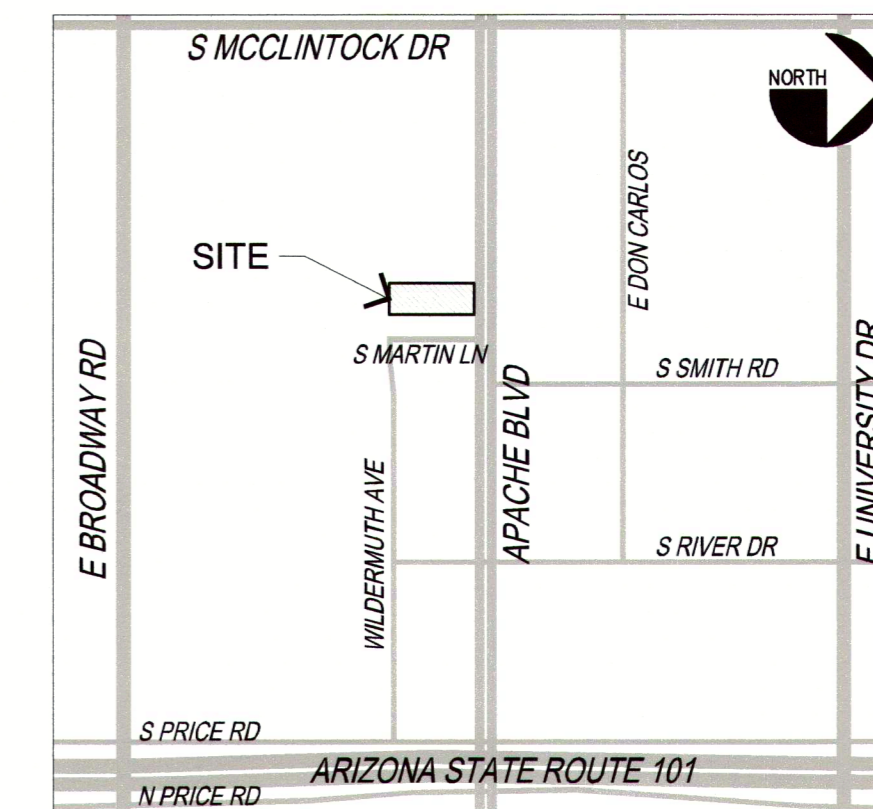
OWNER / DEVELOPER:

APACHE ROCK DEVELOPMENT LLC
115 W CALIFORNIA BLVD STE 162 PASADENA CA 91105

PROJECT DATA:

MU-3 (TOD) STATION AREA. REFER TO TABLE 4-203B	PAD PROVIDED	
GENERAL PLAN LAND USE:	MIXED-USE	
GENERAL PLAN DENSITY:	HIGH DENSITY (UP TO 65DU/AC)	
SITE AREA :	99,033 SQ. FT. (2.27 ACRES)	
DWELLING QUANTITY:	75	
DENSITY:	33 DU/AC	
BUILDING HEIGHT:	47'-0" (2 BUILDINGS W/3 LEVELS EACH)	
BUILDING LOT COVERAGE:	28% (24,758 SQ. FT.)	
SITE LANDSCAPE COVERAGE:	23%	23,097 SQ. FT.
BUILDING SETBACKS:		
FRONT		
BUILDING WALL:		
FRONT MAXIMUM	20'-0"	
FRONT MINIMUM	5'-0"	
PARKING AND MANEUVERING MINIMUM	20'-0"	
SIDE		
BUILDING WALL	10'-0"	
REAR		
BUILDING WALL	142'-0"	
VEHICLE PARKING QUANTITY	110 SPACES	
MULTI-FAMILY:		
1-BEDROOM (33 UNITS / 33 BEDROOMS) AT 0.75 SPACES PER BEDROOM = 25 SPACES		
2-BEDROOM (42 UNITS / 84 BEDROOMS) AT 0.75 SPACES PER BEDROOM = 63 SPACES		
GUEST (75 UNITS) AT 0.2 SPACES PER UNIT = 15 SPACES		
COMMERCIAL:		
RETAIL (2,300 SQ. FT.) 50% WAIVED (30,000 SQ. FT. MAX) AND 1 SPACE PER 300 S.F. THEREAFTER = 4 SPACES		
TOTAL REQUIRED = 107		
BICYCLE PARKING QUANTITY	76 SPACES	
MULTI-FAMILY:		
1-BEDROOM (33 UNITS) AT 0.75 SPACES PER UNIT = 24.8 SPACES		
2-BEDROOM (42 UNITS) AT 0.75 SPACES PER UNIT = 31.5 SPACES		
GUEST (75 UNITS) AT 0.2 SPACES PER UNIT = 15 SPACES		
COMMERCIAL:		
RETAIL (2,300 SQ. FT.) AT 1 SPACE PER 7,500 S.F., 4 MIN. = 4 SPACES		
TOTAL REQUIRED = 75		
USES		
RESIDENTIAL	72,676 SQ. FT.	
RETAIL	2,300 SQ. FT.	
LEASING OFFICE	217 SQ. FT.	

SITE VICINITY MAP



PAD210009 & ZON210003 CONDITIONS OF APPROVAL

- A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVISION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
- THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN 30 DAYS FROM THE DATE OF CITY COUNCIL APPROVAL, OR THE ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR APACHE ROCK APARTMENTS SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT WITHIN SIXTY (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS.

PAD21009

DS201450

APACHE ROCK
APARTMENTS
1935 EAST APACHE BLVD
TEMPE, ARIZONA, 85254

© COPYRIGHT 2021
PATHANGAY ARCHITECTS, LLC

KEY:

SHEET TITLE:

PAD
COVER SHEET

SHEET NUMBER:

PAD1

DRAWN BY: CR REVIEWED BY: NP

DATE: 10-06-2021 PROJECT NUMBER: 2020-22

DS201450

PAD210009

REC21070

PLANNED AREA DEVELOPMENT OVERLAY FOR APACHE ROCK APARTMENTS SITE PLAN



REC21070

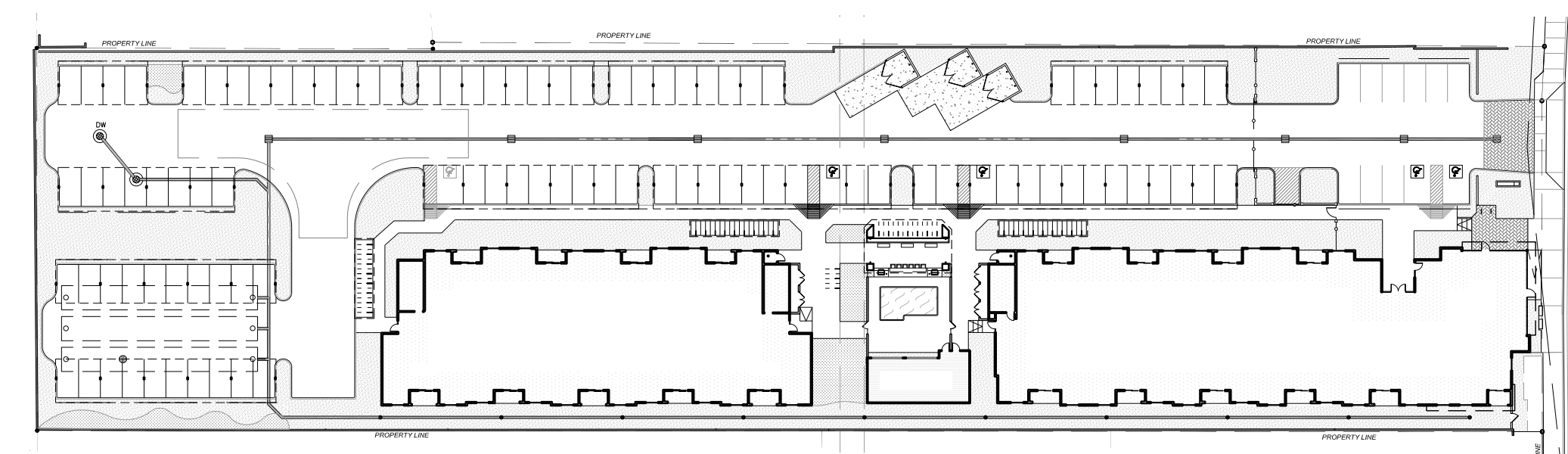
PAD210009

**APACHE ROCK
APARTMENTS**
1935 EAST APACHE BLVD
TEMPE, ARIZONA, 85254

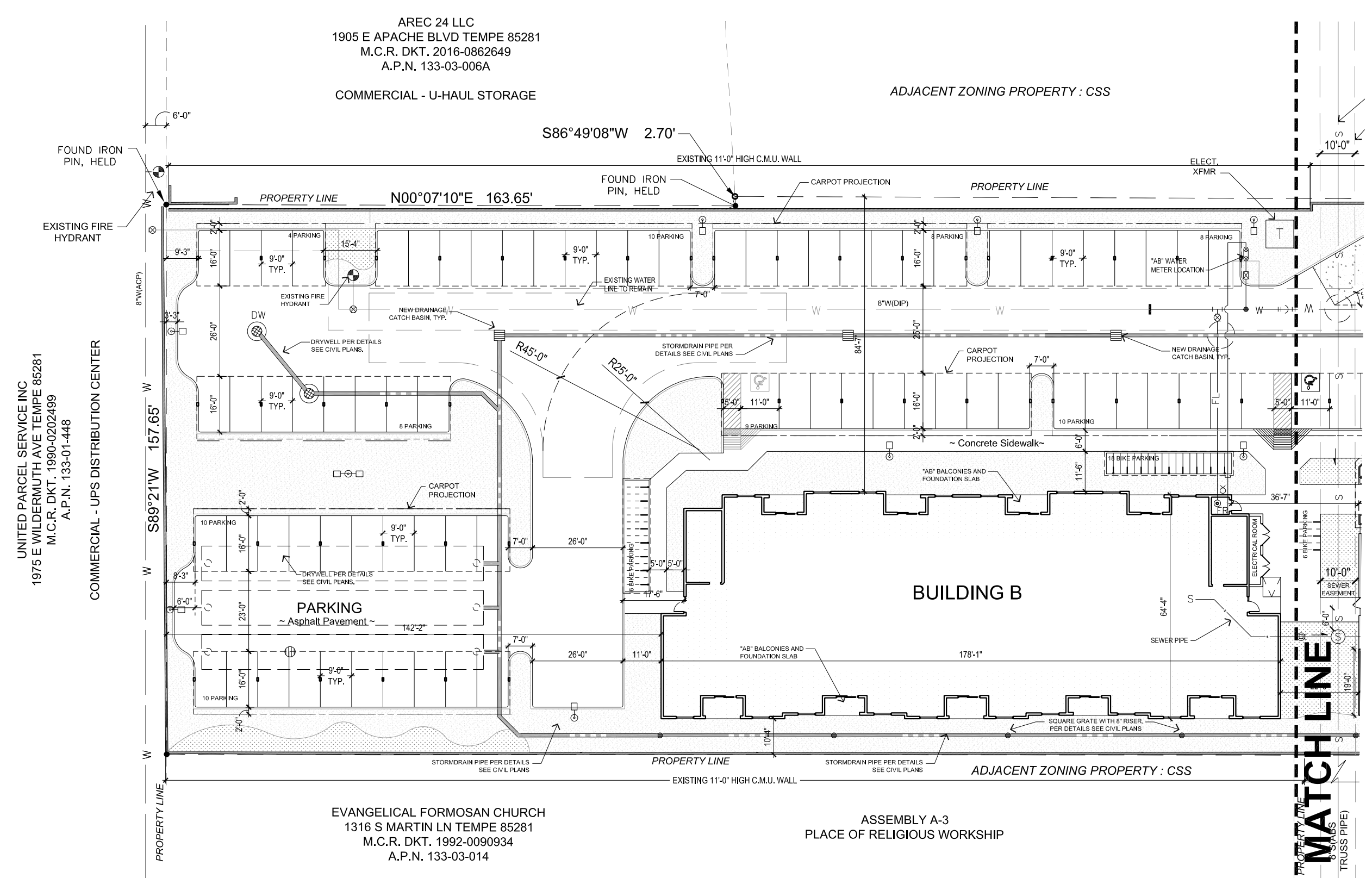
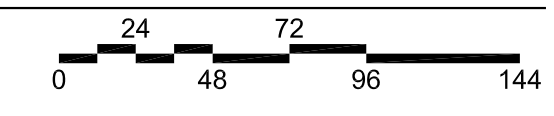
DS201450

PROJECT DATA:

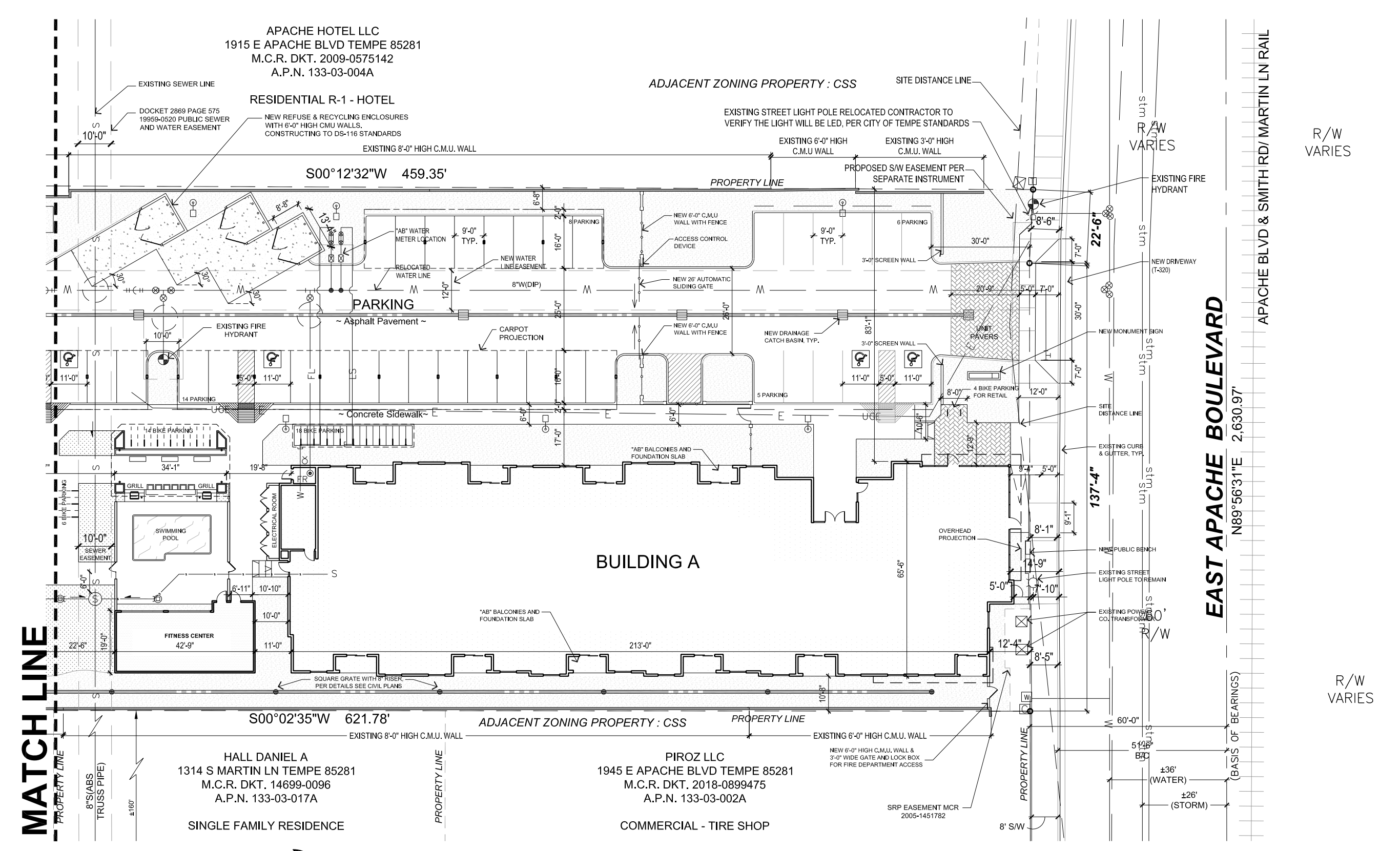
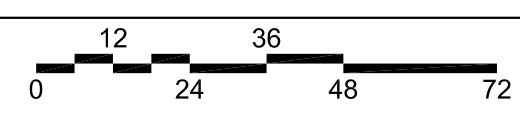
MU-3 (TOD) TABLE 4-203B	ZDC STANDARDS FOR UNDERLYING CSS TOD STATION AREA. REFER TO TABLE 5-611A	PAD PROPOSED MU-3 PAD TOD (STATION AREA)
GENERAL PLAN LAND USE:	MIXED-USE	
GENERAL PLAN DENSITY:	HIGH DENSITY (UP TO 65DU/AC)	
SITE AREA :	99,033 SQ. FT. (2.27 ACRES)	
DWELLING QUANTITY:	75 UNITS	
DENSITY:	25	33
BUILDING HEIGHT: CORRIDOR: STATION AREA:	35 FT 45 FT	47'-0" (2 BUILDINGS W/3 LEVELS EACH)
BUILDING LOT COVERAGE:	75%	28% (24,758 SQ. FT.)
SITE LANDSCAPE COVERAGE:	25% MINIMUM	23% (23,097 SQ. FT.)
BUILDING SETBACKS:		
FRONT BUILDING WALL:		
FRONT MAXIMUM	6'-0"	20'-0"
FRONT MINIMUM	0'-0"	5'-0"
PARKING AND MANEUVERING MINIMUM	20'-0"	20'-0"
SIDE BUILDING WALL	10'-0"	10'-0"
REAR BUILDING WALL	10'-0"	142'-0"
VEHICLE PARKING QUANTITY	110 SPACES	
MULTI-FAMILY:	1-BEDROOM (33 UNITS / 33 BEDROOMS) AT 0.75 SPACES PER BEDROOM = 25 SPACES 2-BEDROOM (42 UNITS / 84 BEDROOMS) AT 0.75 SPACES PER BEDROOM = 63 SPACES GUEST (75 UNITS) AT 0.2 SPACES PER UNIT = 15 SPACES	
COMMERCIAL:	RETAIL (2,300 SQ. FT.) 50% WAIVED (30,000 SQ. FT. MAX) AND 1 SPACE PER 300 S.F. THEREAFTER = 4 SPACES	
TOTAL REQUIRED = 107		
BICYCLE PARKING QUANTITY	76 SPACES	
MULTI-FAMILY:	1-BEDROOM (33 UNITS) AT 0.75 SPACES PER UNIT = 24.8 SPACES 2-BEDROOM (42 UNITS) AT 0.75 SPACES PER UNIT = 31.5 SPACES GUEST (75 UNITS) AT 0.2 SPACES PER UNIT = 15 SPACES	
COMMERCIAL:	RETAIL (2,300 SQ. FT.) AT 1 SPACE PER 7,500 S.F. , 4 MIN. = 4 SPACES	
TOTAL REQUIRED = 75		
USES		
RESIDENTIAL	72,676 SQ. FT.	
RETAIL	2,300 SQ. FT.	
LEASING OFFICE	217 SQ. FT.	



KEY PLAN
SCALE: 1" = 60'



SITE PLAN - SOUTH SIDE
SCALE: 1" = 30'



SITE PLAN - NORTH SIDE
SCALE: 1" = 30'



DS201450

PAD210009

REC21070

© COPYRIGHT 2021
PATHANGAY ARCHITECTS, LLC

KEY:

SHEET TITLE:
**PAD
SITE PLAN**

SHEET NUMBER:
PAD2

DRAWN BY: CR	REVIEWED BY: NP
DATE: 10-06-2021	PROJECT NUMBER: 2020-22